Tenancy Application Form

Limestar Real Estate is a member of TICA default tenancy control system

PLEASE NOTE THE FOLLOWING IMPORTANT POINTS:

1) APPLICATIONS WILL NOT BE ACCEPTED UNLESS YOU HAVE VIEWED THE PROPERTY INTERNALLY.
2) In order to process this application, all sections MUST BE COMPLETED in FULL. Failure to complete this application may result in the application not being processed.
3) A separate application is required for each applicant over 18 years of age who will be living at the property.

ALL APPLICATIONS MUST BE LODGED IN THIS OFFICE
BEFORE 4:30PM MONDAY TO FRIDAY
OR
BEFORE 2:30PM SATURDAY

We require the following information to be supplied with your application:
(If relevant to you please provide all necessary documents)

Limestar Real Estate will conduct 100 Point Identification Check for each applicant.

Identification **Drivers License/ Passport or Photo ID** *Temporary Residents of Australia/Immigrants - Copy of VISA Documentation and/or Immigration Papers*	**Previous / Current Rental History** **Up to Date Rental Ledger and/or** current rental Receipts/Current Lease Agreement and Agents Contact Details
Proof of Income **Last (2) payslips, bank statements *or* Centrelink statements**	**Motor Registration Papers/** **Marriage Certificate**
Self Employed Business Registration Certificate, TAX return/ Letter from accountant stating weekly/monthly income	**Ownership of property** Most recent Council/Water Rates and/or Copy of Sales Contract

IF YOUR APPLICATION IS SUCCESSFUL, THE FOLLOWING IS REQUIRED UPON SIGNING
THE RESIDENTIAL LEASE:

1. 2 weeks rent in advance.
2. 4 WEEKS RENTAL BOND (payable to the bond board)

ALL PAYMENTS IN THIS OFFICE ARE PAYABLE VIA MONEY ORDER, BANK CHEQUE OR DIRECT DEPOSIT. WE DO NOT ACCEPT PERSONAL CHEQUES, EFTPOS OR CASH.

RESIDENTIAL TENANCY APPLICATION FORM

PROPERTY APPLIED FOR:

Number of people to occupy the property?   Adults _____ Children _____

Pets Owned: Y or N   Number of pets and type: _____

	Applicant 1	**Applicant 2**
Surname		
Given Name		
Date of Birth		
Current Address Owner/Leased (please circle)		
Landlord agent & Phone number		
Rent per Week $		
Period rented		
Reason for leaving		
Home Phone		
Work Phone		
Mobile		
Email		
Drivers Licence No. & State		
Passport No		

EMPLOYMENT

	Applicant 1	**Applicant 2**
Occupation		
Current Employer		
Employer's Address		
Employer's Phone		
Industry/Nature of business		
Length of employment		
Net Weekly Income (after tax)		
If employed there for less then 6 months, previous employer's name and contact details		
If you are self employed	**Applicant 1**	**Applicant 2**
Business Name		
Business Address		
ABN No.		
Industry/Nature of business		
Length of ownership		
Net Weekly Income (after tax)		
Accountant name & Contact Number		
If you are on Centrelink	**Applicant 1**	**Applicant 2**
Type of benefit		
Fortnightly Income $		

LIMESTAR
REAL ESTATE

<u>Please note: Each applicant requires a separate reference</u>

Emergency Contact Details

	<u>Applicant 1</u>	**<u>Applicant 2</u>**
Name		
Relationship		
Address and Phone Number		

Next of Kin (Friend/Relative not residing with you)

	<u>Applicant 1</u>	**<u>Applicant 2</u>**
Name		
Relationship		
Address and Phone Number		

Personal Reference

	<u>Applicant 1</u>	**<u>Applicant 2</u>**
Name		
Relationship		
Address and Phone Number		

Confirmation

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I/WE the applicant/s declare that all the information contained in this application is true and correct, and that the information is provided of my/our own freewill. I/WE further authorise the agent to contact any of the referees or references supplies by me/us in this application for verification of the details.

I/We declare the following:
1.   I/We inspected the property on _____

2.   I/We the applicants declare that I/We are not bankrupt and that I/We have not entered into any scheme of arrangement for payment of monies to any creditors. I/We further declare that I/We am/are not paying any previous rental debt.

3.   I/We authorise the agent to access and check any information that may be listed on me/us on the TICA DEFAULT TENANCY DATABASE and any other Tenancy database which may be available.

4. I/We agree and understand that in the event of this application being rejected there is no requirement by law for the agent to disclose to me/us any reason for rejection . I/We also agree that I/We will not raise any objection for not being provided a reason for any rejection of this application.

5.   I/We agree and understand that in the event of this application being approved by the agent, the agent may report any defaults that may occur from time to time in the tenancy with TICA DEFAULT TENANCY DATABASE and any other tenancy database that may be available. I/We understand that in the event of a default being reported to TICA DEFAULT TENANCY DATABASE or any other tenancy database, the removal of such information is subject to the guidelines of the database companies.

6.   I/We agree and understand that in the event of this application being approved all initial monies will be paid to the agent in the form of either MONEY ORDER/BANK CHEQUE OR ELECTRONIC FUND TRANSFER. NO CASH WILL BE ACCEPTED.

7.   I/We agree and understand that no keys for the property will be provided by the agent to me/us until such time as all monies owed are paid in full in accordance with Clause Six (6) above.

8.   I/We agree that I/We will abide by all policies of the office of the agent as may be provided to me/us for their records.

9.   I/We agree to allow the agent to photocopy the information supplied by me/us for their records.

10. I/We agree that upon communication of acceptance of this application by the Landlord or his/her agent that this tenancy shall be binding on both the Landlord and the Tenant. I/We further agree that I/We will sign the Residential Tenancy Agreement, and be bound by the Terms and Conditions of the Tenancy Agreement.

Applicant 1 Name	Applicant 2 Name
Applicant 1 Signature	Applicant 2 Signature